

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – Change of land use from Residential use zone to Commercial use zone for the site in Plot Nos.21, 22, 23, 24, 25 and 26 in Sy.No.102, Medipally village, Ghatkesar Mandal, Ranga Reddy district to an extent of 1819.05 Sq.Yds – Draft variation – Notification – Confirmation – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.Ms.No. 179 ,

Dated:03.05.2013.

Read the following:

1. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.491/MP1/Plg/HMDA/2012, dated: 16.03.2012.
2. Government Memo No.1053/I1/2012, MA&UD Department, dated 19.06.2012.
3. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.491/MP1/Plg/HMDA/2010, dated 20.04.2013.

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ORDER:

The draft variation to the land use envisaged in the notified zonal development plan of Chengicherla zone segment master plan area issued in Government Memo 2nd read above, was published in the extraordinary issue of Andhra Pradesh Gazette No.340, Part-I, dated 12.07.2012. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.91,254/- (Rupees ninety one thousand two hundred and fifty four only) towards development charges. Hence, the draft variation is confirmed.

2. The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, dated **09.05.2013**.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT**

To

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad.

The District Collector, Ranga Reddy District.

Sf /Sc.

//FORWARDED::BY ORDER//

SECTION OFFICER

**APPENDIX
NOTIFICATION**

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified zonal development plan of Chengicherla zone segment master plan area the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No.340, dated 21.07.2012 as required by sub-section (3) of the said section.

VARIATION

The site in Plot Nos.21, 22, 23, 24, 25 and 26 in Sy.No.102, Medipally Village, Ghatkesar Mandal, Ranga Reddy district to an extent of 1819.05 Sq.Yds which is presently earmarked for Residential use zone in the Zonal Development Plan of Chengicherla zone segment master plan area is designated as Commercial use zone, subject to the following conditions, that:

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1. the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
8. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. the change of land use shall not be used as the proof of any title of the land.
10. the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
11. the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
12. the applicant shall hand over the area affected under the 60.0 Mtrs (200'-0") wide proposed Master Plan i.e., N.H. No. 202.
13. the applicant shall access from property to road only through 12.20 Mtrs wide service road.
14. the applicant shall form the 12.20 Mtrs wide service road.
15. the applicant shall pay Development charges to the built up area as per Act and Rules.
16. that the applicant shall hand over the land affected in Master Plan road to Hyderabad Metropolitan Development Authority.
17. the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

NORTH:	Existing 30 Mtrs / 100' wide B.T. road from Hyderabad to Warangal NH-2002.
SOUTH:	Existing 30'-0" wide W.B.M. road
EAST :	Existing Stilt + 4 upper floors buildings under construction, Sy.No.102 of Medipally Village, Ghatkesar (M)
WEST :	Vacant land in Plot Nos.19 & 20, Sy.No.102 of Medipally (V), Ghatkesar (M)

**B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT**

SECTION OFFICER